

Cabbagetown NEIGHBOR

Cabbagetown Neighborhood Improvement Association
Volume Twenty-eight • Issue Number Five • May 2019

"Set your goals high, and don't stop till you get there." ~ Bo Jackson



BRANDON SUTTON

It's go-time, Cabbagetown. The work of collecting input on the future of Hulsey Yard is officially underway. Together with Reynoldstown, Inman Park, and O4W, our community has a chance to envision a post-Hulsey world. May 8th-11th, there is a pop-up studio at Lang Carson Community Center (that's where we all go to vote) where people can stop by and provide input, share ideas, express concerns, etc. It's a chance that won't come around in

the same way again. I cannot stress enough how important it is to speak up now.

I have looked out over Hulsey Yard for seventeen years and always knew the day would come when the site would transition. We have good reason to believe that it is going to start this summer. I, for one, have a lot of concerns about what might happen next door. The site *could* become another collection of mixed-use developments with lots of new parking decks and expensive shopping.

Or it could become something else. I choose to think about 'What if?'

What if we built the transit component of the Beltline and finally fulfilled on the promises made to the communities south of I-20 whose support made the Beltline possible?

What if we designed a site that reflected the history of the community, and stitched back together neighborhoods that were separated by the yard decades ago?

What if we incorporated public space that encouraged people to come together, like the Wylie wall, the Stacks Squares, the Krog Tunnel, and our parks do now? Could we even have more green space? What if the Hulsey site was an example of what inclusive development could be and served as a model for the rest of the city for how to get it right?

What if truly affordable housing was prioritized so we reduce the negative impacts of rising costs that push longtime residents out of the neighborhood?

What if public transportation, walking, and biking were considered the primary modes of access to the site, not cars?

What If?

What if this site became a crucial connecting point for the entire city – an intersection of people, transportation corridors, and ideas?

These are some of the things that are top-of-mind for me. There

are a ton of other ideas out there in the heads and hearts of the neighborhood. Please share them at Lang Carson May 8th - 11th so your vision has a chance to be incorporated into the plan. If you are unable to make it by, there is a survey at hulseymasterplan.com where you can chime in. There's nothing like immersing yourself in the possibilities of the site, so an in-person visit to Lang Carson is highly encouraged.

We cannot guarantee the plan we design will be adopted when the site is sold and developed, but it's almost certain that the great ideas for how the site could develop won't happen if people don't share them during the planning process. Don't look back in five years and wish you had said something.

Now's the time. What is your 'What If?'

Dive Bar?
See Page 13

Share your "WHAT IF" ideas at Lang Carson Community Center (100 Flat Shoals Ave SE)
Wednesday May 8th - Saturday May 11th (Wednesday, Thursday, Friday 9a - 6p & Saturday 9a - 2p)

Or take a few minutes and provide your input online. Click here:

www.hulseymasterplan.com

Cabbagetown NEIGHBOR

Cabbagetown Neighbor is a monthly newspaper produced by the Cabbagetown Neighborhood Improvement Association (CNIA), a non-profit organization. This publication is supported by advertisers. Please submit news articles, announcements, and advertisements to: newsletter@cabbagetown.com.

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KEEP UP WITH THE NEIGHBORHOOD

Join the Cabbagetown online community at groups.yahoo.com/group/CNIA and cabbagetown.nextdoor.com

And the parents' network of Cabbagetown kids at groups.yahoo.com/group/cabbagekids

ADVERTISE WITH US

Advertising with the *Cabbagetown Neighbor* is an inexpensive way to reach over 650 homes in the Cabbagetown neighborhood including the residences of *The Stacks Lofts*. It is also a great way to support the CNIA and the publication of this newspaper. Visit the CNIA website at www.cabbagetown.com or write the editors at newsletter@cabbagetown.com for more info.

ADVERTISING RATES

Ad Size	One Month	Three Mos	Six Mos	One Year
1/8 Page 3.75" x 2.25"	\$25	\$70	\$135	\$255
1/4 Page 3.75" x 4.875"	\$50	\$140	\$270	\$510
1/2 Page Horz. 7.5" x 4.875"	\$100	\$280	\$540	\$1,020
1/2 Page Vert. 3.75" x 9.875"	\$100	\$280	\$540	\$1,020
Full Page 7.75" x 9.875"	\$160	\$450	\$870	\$1,680

Classified ads are 25¢ a word for non-residents. Classified ads of 25 words or less and announcements are free of charge to Cabbagetown residents.

CNIA President's Letter



**CHELSEA
ARKIN**

*Hi, neighbors!
Can you believe it's
already May?
2019 is flying by!*

We've got so many exciting things coming up (don't you love living in Cabbagetown?!)

First off, I'm sure you have

all heard about the exciting Hulsey Yard Master Plan that Cabbagetown is working on with Inman Park, Old Fourth Ward, and Reynoldstown (hint: atlanta.curbed.com/2019/3/27/18283064/cabbagetown-reynoldstown-old-fourth-ward-inman-park-csx-hulsey-yard). If you care about what happens to Hulsey Yard now is the time to get involved. Seriously, y'all. Please help us in imagining the future of Hulsey Yard.

Please come to the POP-UP STUDIO at LANG CARSON COMMUNITY CENTER from May 8th-11th (Wed, Thurs, Fri 9a-6p; Sat 9a-2p).

Please see the notice on the next page for more information.

How magical was last month's Cabbagetown Concert? The next one is on Thursday, May 16th at 7p. Can't wait to see y'all there!

Also, are you as excited as I am for the Cabbagetown Olympics on Saturday, May 18th? Email nina@thepatchworks.org for more information and to sign up. Please mark your calendar for Saturday, June 15th. We will be holding a huge grill out to benefit Cabbagetown's amazing community garden.

As always, I'd love to hear more about what you want to see in your neighborhood. You can contact me at president@cabbagetown.com, stop by my porch (223 Carroll Street), or send a carrier pigeon (cat).

MOST IMPORTANTLY, please, please, please come to our next CNIA meeting on Tuesday, May 14th at 7p at **Mouth of the South** (MOTS) on Carroll Street.

See you soon,
Chelsea

Things You Don't Wanna Miss

Who's ready to get their hands in the dirt and start growing those delicious summer veggies? The Cabbagetown Community Garden is growing and planning on hosting social events later this spring and summer at the garden. To get more info, check out cabbagetown.com/garden.

Our cabbagetown.com site is now more helpful than ever! We can take donations online, payments for upcoming events, and garden plot payments! And if you missed out on a CI or CNIA meeting, you can look up agendas and meeting minutes on our site!

Interested in getting involved on a committee? And have the gift of gab? Join the communications committee to help ensure that our neighbors are aware of upcoming events and neighborhood news. Email Katherine at 00kkennedy@gmail.com if you're interested.

Cabbagetown Concert Series

Brookshire Amphitheater
7p, May 16th – Mudcat & Dara Carter (blues)
June 20th and 27th – W8ing4UFOs & Parsons Rocket Project (experimental)

Cabbagetown Reunion on Carroll Street

11a - 6p, Saturday, June 1st

Stacks Squares

Meet the Artists Pool Party
At The Stacks Pool
June 15th at 1p

Stacks Squares

Round 5 Painting
On Carroll Street
Saturday, June 21st

Cabbagetown Olympics

Saturday, May 18th
Cabbagetown Park
One of the top five events in Cabbagetown during 2019!

Neighborhood Meeting Agenda

The next neighborhood meeting will be held on Tuesday, May 14th, 6:45p at **Mouth of the South** on Carroll Street.

AGENDA

7p Meeting begins

- I. Welcome and announcements**
- II. Review and approve March minutes**
- III. Atlanta Police Department**
- IV. City of Atlanta – Valencia Hudson**
- V. Committee Reports**

- **NPU – John Dirga**

- **Historic Preservation & Land Use Committee – Nicole Seekely, Chair**

1. 712 Kirkwood, Type III CoA, rear addition
2. 106 Estoria, Type II CoA, siding replacement, minor alterations
3. 252 Powell, Type II CoA, new construction

- **Cabbagetown-Reynoldstown Transportation Committee – Shaun Houlihan, Chair**

1. Update on Pearl Street Traffic Calming

- **C'town Technology Committee – Nathaniel Compton**

1. Website Donations Update (Stacks Squares, Garden Membership, General Donation Fund)
2. Cabbagetown Online Store (hats, stickers, and t-shirts)
3. Chomp & Stomp website redesign, and streamlining online spoon sales

- **Cabbagetown Initiative – Kendall Rawls, CI President**

VIII. Old Business

VIX. New Business

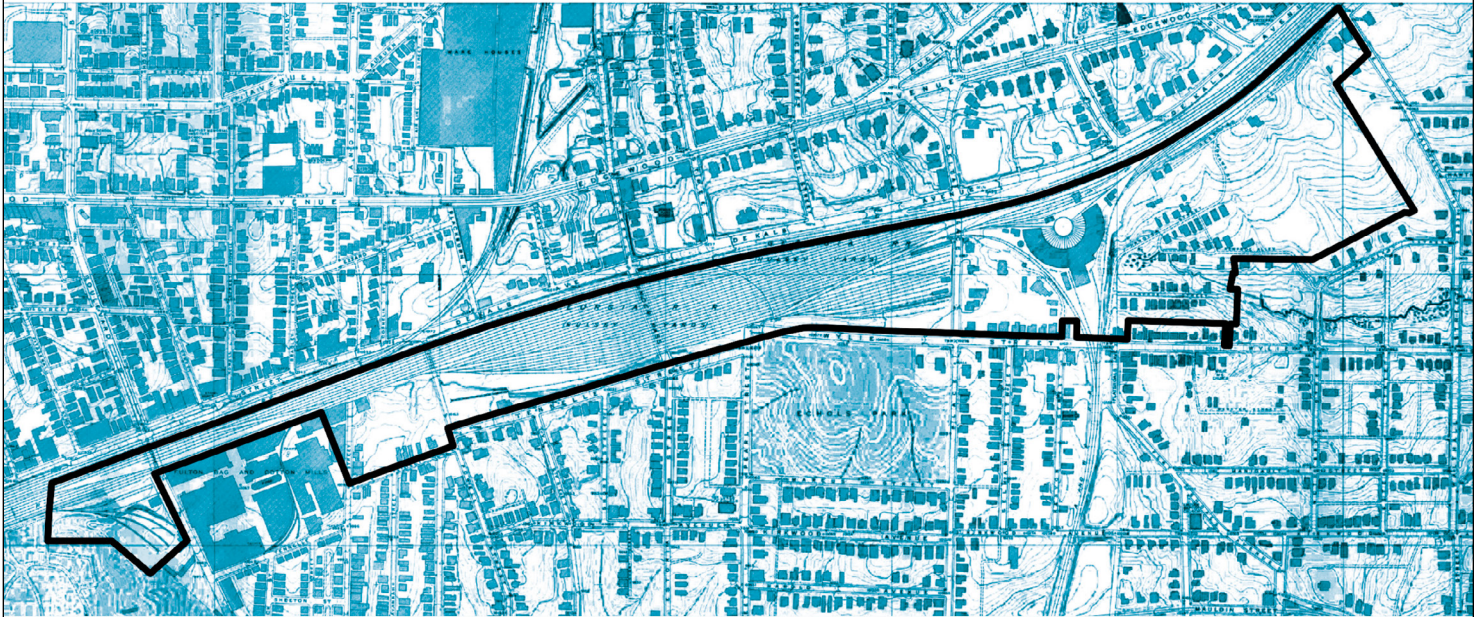
- Recycling Initiative – Liliana Bakhtiari
- Upcoming Events - Olympics, Cabbagetown Community Garden Fundraiser, Concert Series
- Kadampa Meditation in Cabbagetown Park

8:35p Adjourn

Final April minutes will be adopted at the May meeting. The Community Center is located at 177 Estoria Street.

HULSEY YARD MASTER PLAN

Cabbagetown | Inman Park | Old Fourth Ward | Reynoldstown



POP-UP STUDIO

AT LANG CARSON COMMUNITY CENTER
100 FLAT SHOALS AVE SE

FROM WEDNESDAY MAY 8TH - SATURDAY MAY 11TH
(WEDNESDAY, THURSDAY, FRIDAY 9A - 6P & SATURDAY 9A - 2P)

Its time to imagine the future of Hulsey Yard!

WE NEED ENTHUSIASTIC RESIDENTS & BUSINESS OWNERS TO HELP
ENVISION THE FUTURE GROWTH FOR HULSEY YARD

If you can't make it to the pop-up studio, please take a few minutes
to provide your input. Click here:

www.hulseymasterplan.com

Email hulseymasterplan@gmail.com for any questions or concerns

Atlanta Dairies is (finally) Showing Signs of Life

By Sean Keenan, *Curbed Atlanta*

At long last, Reynoldstown's Atlanta Dairies mixed-use community has a heartbeat. The Paces Properties-developed project was first announced in early 2015, and many observers have been scratching their heads over when the Memorial Drive site would actually be activated.

As of earlier this month, tenants have begun moving into the more than 300-unit apartment complex *Alta Dairies*. Elsewhere, the *Dairies Coffee House* and *Cold Brew Bar* is officially open for business and – at least on a visit this week – already slammed with customers.

The backyard component is now flush with new green space and seating, where Decatur-based brewer *Three Taverns* will be introducing the “Imaginarium” – planned to be “equal parts laboratory, brewery, and tasting room” – at the adaptive-reuse development in coming months.

(Three Taverns expects to open doors in Reynoldstown this year, per recent **Facebook** updates.)

But there's still plenty of work to be done at the 11-acre property.

The owners of *Variety Playhouse* and Athens' *Georgia Theatre* are soon to break ground on a music venue fit for 2,200 concertgoers and equipped with a rooftop hangout.

An indoor venue, called “The Eastern,” which is scheduled to debut in spring 2020, is slated to host around 150 events annually.

And a 45,000-square-foot office building fronting Memorial Drive in front of part of the apartment complex has yet to begin construction. Paces Properties CEO David Cochran told *Curbed Atlanta* on a recent tour his team is in talks with a tenant that could claim the whole space – not including the ground-floor retail.

The site is also expected to host an old-school-style *Collier's*

Department Store and a diner called *Wonderkid*, which will feature *King of Pops* ice cream – that's right, ice cream. A hallway fronting Memorial Drive will be transformed into public space with seating and other activations. The department store would go in the unit at the right near the door.

So what's the deal with a four-year building and renovation process? Cochran said the project's many facets complicated its funding mechanisms.



The Yard, as ultimately envisioned. Perkins+Will renderings courtesy of Paces Properties

“There were so many moving parts with this project when it came to the apartments, the music venue, these historic pieces,” he said. “All of these elements needed to happen in a successive manner. The lending markets wanted all of these things to happen first before they gave us their money to build the buildings.”

The brewery will occupy a lofty unit in the backyard.

Expect a giant grain silo to be stationed along side.

Cochran added that companies behind the music venue and the apartments “all wanted to see our project moving before they committed dollars” to their respective projects.

“Our lenders saw it the other way around,” he said. “So it was like two people standing there, looking at each other, saying, ‘Who’s going to go first?’ It was problematic.”

One lender even walked away, saying, *“This is just too pioneering for us,”* Cochran said. *“I thought that was a huge compliment, but in this case, it really blew up in our faces.”*

Paces Properties is still aiming to secure a couple of more restaurant and retail tenants, as well as ink deals with a handful of office lessees.

Cochran said he expects all the spaces to be full and operational by mid-2020.

Cabbagetown Neighborhood Improvement Association: General Meeting



KATHERINE KENNEDY

Tuesday, April 9th, 2019, 7p. Cabbagetown Community Center. Meeting Conducted by Chelsea Arkin. Minutes recorded by Katherine Kennedy.

1. **Called to order by President Chelsea Arkin at 7:05p**
2. **APD – contact if you have questions**
zone6cid@atlantaga.gov
 - a. Crime is down from this time last year. But bumps up when it gets warm.
3. **City of Atlanta – Valencia Hudson**

- a. Reach out if you are still having trash problems:
valencia@atlantaga.gov
- b. Will soon have the final report about our community center mold problem and will send it out.
4. **NPU-N Report – John Dirga**
 - a. Solid Waste Department is going to change their protocol. There is no way to be “grandfathered” in to special permission for keeping cans on street. Find a way to get your can off your street! And reach out to president@cabbagetown.com if you have problems.
 - b. Starting May 13th, the Reynoldstown side of the Inman Park-Reynoldstown MARTA station will be closed.
5. **Historic Preservation Committee – HPLU@cabbagetown.com**
 - a. Hulsey Yard Study has engaged **Lord Aeck Sargent** to do the proposed planning: four days of community study.
 - b. 195 Pearl St plans approved: replace front door, replace windows. Build out attic, add new gable and master bedroom. Build garage and take out big deck.
 - c. 152 Berean recommended to be approved with additional drawing to suggest additional front porch. Replace roof with metal roof, fix gables, replace windows, electrical, and HVAC.

- d. 650 Gaskill – Church is outgrowing and relocating. Church structure will remain and be converted to single family home. Parking lot could be converted into 2 long lots that have shotgun houses to restore to historical platting
6. **Transportation Committee: Renew ATL** is supposed to resurface, streetscape, protected bike lane, turn lanes on Dekalb Ave.
7. **Technology committee:** working on new Chomp website – can pay online ahead of time. Ad partnership through local business to host information on Cabbagetown website.
8. **Cabbagetown Initiative (CI)**
 - a. Budget freeze until CI can determine cost to fix mold in Community Center. Will fulfill already committed contracts.
 - b. Discussing three submitted requests for proposal for professional event planners for Chomp & Stomp.
 - c. Nathaniel Compton is new CI board member.
9. **Hospitality committee:** Working on new ways to raise money for the neighborhood. If you want to get involved, please email president@cabbagetown.com.
10. **New Business:**
 - a. **Housing Justice League Beltline for All** campaign to hold Beltline accountable to their affordable housing promise. Beltline promised 5600 units and have delivered less than 1500. An estimated 10,000+ units are needed for Beltline. Go to housingjusticeleague.org to sign the petition.
 - b. **The Patchworks:** Cabbagetown Olympics on May 18th, Cabbagetown Reunion on June 1st and Cabbagetown: Three Women play presented in September.
11. **Meeting adjourned at 8:55p.**

Memorial Drive Corridor Initiative Winds Down After Four Years

By memorialdriveatl@gmail.com

In 2015, stakeholders created and funded a full-time planning position for the Memorial Drive Corridor from Downtown to East Lake. This effort grew out of the **Georgia Tech Imagine Memorial** study commissioned by Councilmember Natalyn Mosby Archibong in 2014 and builds on years of planning work by Councilmember Carla Smith and neighborhood leaders.

Central Atlanta Progress agreed to host the Corridor Executive position because it has a shared interest in quality redevelopment of Memorial Drive and experience with incubating similar organizations. Although CAP has been an enthusiastic partner, this effort has been entirely funded by donations from property owners, developers, neighborhood organizations, and other non-profits on the Corridor.

Four years later, we are proud to report that this role has been essential to guiding more than \$1.5 billion in private development and tens of millions of dollars in public infrastructure to make the Corridor safer and more walkable for the future. The most significant project to date is the ongoing resurfacing and restriping of four miles of Memorial Drive from Reynoldstown to East Lake.

The long-term goal was always to spin this role into a new Community Improvement District. Unfortunately, we don't have the support of key commercial property owners to do so at this time. The current fundraising model is not sustainable. Some donors have been incredibly generous and patient, while other

Continued on next page.

stakeholders who benefit from the work haven't contributed.

An enormous amount of work remains for the Corridor to reach its full potential. The need will only grow for a permanent organization to advocate for limited public resources to be spent here instead of other parts of the city and state. It's possible that a new coalition will form to continue this work in the future.

Greg Giuffrida has made the difficult decision to step down and pursue other opportunities in Atlanta. He will continue to collaborate on a limited volunteer basis with neighborhood and non-profit organizations on projects that improve safety and walkability on Memorial Drive.

We are deeply grateful for the support and encouragement of our elected officials, public servants, donors, neighborhood leaders and literally thousands of residents and business owners we have interacted with throughout this process. Thank you for everything you continue to do for Southeast Atlanta.

Achievements (partial list)

We're proud to list the following achievements won through cooperation and dedication with countless public servants, both paid and volunteered:

Georgia Department of Transportation's resurfacing and restriping of 4 miles of Memorial Drive, including conversion of the reversible lanes (construction in progress). This is a transformational safety project that serves as the foundation of making a street that is safer for all users.

Ongoing design and funding for a second phase of safety improvements that will include medians, bulb-outs, pedestrian crossings, signal upgrades, and bus pullouts (estimated 2021).

Procurement of a major streetscape and sidewalk project between Connally and Grant Street (procurement in progress).

New funding for sidewalk gaps near schools and MARTA stops, bringing us close to our 5-year goal of making both sides of Memorial Drive fully ADA-compliant (in planning and design).

Completion of the Imagine Memorial Livable Centers Initiative (LCI) plan (in review, adoption pending).

GDOT commitment to install two new Pedestrian Hybrid Beacons (one complete, one pending construction).

The revival of Memorial Drive Greenway, the transformational linear park between Oakland Cemetery and the Georgia Capitol (acquisition ongoing, activation in progress).

Design and coordination with Oakland Cemetery on the future East Gate for pedestrians (under design review, fundraising).

The website memorialdriveatl.com will remain available as a reference through the end of 2019, but it will not be updated. Social media accounts on **Facebook**, **Instagram**, and **Twitter** will be closed by the end of May 2019. For inquiries related specifically to the Memorial Drive Corridor initiative and correspondence with Greg Giuffrida, please email memorialdriveatl@gmail.com.

Did You Know What's New?

**EVERYDAY FROM 2P - 5P
HALF PRICE TAVERN BITES
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**FRIDAYS: 1/2 PRICE BOTTLES OF WINE THAT'S
\$16 FOR A BTL OF ROSE!**

EVERYDAY: NON-SMOKING 'TIL MIDNIGHT

EVERY TUESDAY: MATT'S TRIVIA

**SATURDAY, MAY 4TH: ART OPENING
"GEORGIA GROWN" BY NATALIE FAIN**

**FRIDAY, MAY 31ST
JOSEPH HIGHSMITH'S COMEDY NIGHT**



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Nature Nurtures

By Justin Ball

Since 2006, the children of Grant Park Cooperative Preschool have been taking field trips to Grant Park in order to visit a dogwood tree they affectionately named “Sally the Climbing Tree for Children” who has become the inspiration for dozens of children.

Countless articles have enumerated the developmental benefits of exposing children to nature. Even the simple iconic childhood pursuit of climbing a tree provides them with a variety of developmental benefits including but not limited to problem solving, self-esteem, confidence, concentration, patience, scientific discovery and, of course, physical development. However, the relationship between the children of GPCP and Sally the Climbing Tree has inspired so much more.

For the past thirteen years, Sally the Climbing Tree has been offering a natural playground for the children’s physical exploration but, more importantly, has been the inspiration for their oral storytelling and countless art projects inside the classroom. After a year of investigating Sally the Climbing Tree, the children of the multi-age Swans class embarked on three art projects, as described by instructor Natalie Rosbottom.

PROJECT #1: Each child of the Swans class crafted a message in tree rings. This piece was inspired by their investigation of tree “rings” that were exposed by trees cut down in the neighborhood. Examining these tree stumps fueled a desire to know the

memories and thoughts of trees, which the children theorized were written in the tree’s rings. Their process began with carving tree messages in “rings” of clay and foam. Once satisfied with their writings they painted and pressed them onto black circles, leaving behind a print of their tree message.

PROJECT #2: In this piece, the children wanted to represent the texture and beauty of Sally’s “bumpy tree skin”. Their process began experimenting with different techniques and mediums

that would best represent Sally’s tree bark. Agreeing that the texture of the hot glue gun was the closest representation, the children sketched images of Sally then traced in the hot glue. Once the glue was cool and firm the children brushed on a layer of paint in a single color before having it sprayed with a golden hue.

PROJECT #3: The children used clay cravings collaged together to depict Sally’s natural surroundings as well as the tree’s specifics movements.

Each framed project was paired with a wire sculpture of Sally the Climbing Tree whose shadows were cast on the multimedia artwork displays.



These three art projects were auctioned off last month to parents and friends of Grant Park Cooperative Park at this year’s GPCP Annual Gala at Trees Atlanta. The funds raised by this artwork ensured that generations of children would continue to benefit from Sally the Climbing Tree in the decades to come.

Free Story Time This Summer

By Riki Bolster

Once upon a time there was an old woman who lived in a small hut on the edge . . . How does the story end???

Story times are magical. Every Wednesday in June and July, you can bring your children to a free story time hosted by Trinity United Methodist Church, located in downtown Atlanta. Beginning at 10 a.m., it will be an hour filled with children’s stories, music and an art project before finishing up with a light snack. All

children ages 0 -10 are welcome and they must be accompanied by a parent, grandparent, or guardian.

When: Every Wednesday at 10a in June and July. Wednesday, June 5th thru Wednesday July 31st. **Venue:** Trinity United Methodist Church, 265 Washington St SW. Website: atlantatrinity.org/storytime Phone: 404.659.6236. The event is free with free parking on the parking deck next to the church. Please see the website for additional parking instructions.

Pollen Face Punch



**ANNA
PFEFFER**

Will April showers bring May flowers?

This spring season, we have all been living through the pollen face punch, and have welcomed the rainy days sprinkled throughout the month of April for a bit of respiratory relief.

Over the course of a year, it rains pretty often here in Cabbagetown – something I haven't quite gotten used to in my going on two years of living here. Rain is often that annoyance or added stress

in a typical day. It's also that thing that can ruin an event or a vacation day... However, that was not the case during our 48-hour excursion over to Kauai during one of our trips to Maui.

We were venturing beyond our go-to happy vacation place to check out another magical Hawaiian island. We arrived to Kauai sunshine which quickly turned to a deliciously maddening rainfall during our car ride from the airport to our hotel. Warm raindrops and swaying palm trees greeted us as we drove up to the Westin in Princeville.

Pineapple rum welcome drinks along with a tropical flower scent in the air, you can't help but fall in love with Kauai... even when it's raining. We checked in, enjoyed the storm and a couple beers from the balcony of our room, and ventured out for dinner when the rain died down a bit. Per the hotel recommendation, we went to *Hanalei Dolphin*, a local's sushi restaurant that welcomed us like we were Friday Night Date Night regulars. Amazing food. Amazing vibe. A must visit when in Kauai. We enjoyed hanging out there with another warm sake until our cab arrived and we called it a night.

The next day would be similar as our first; some sun, some rain... some rum, no pain. We took a drive to visit the Kilauea Lighthouse. Even with the cloudy skies teasing us again with impending rain, we still believed we'd make the walk down to the lighthouse and back before the next storm would open up. But as the giant, warm raindrops splashed our shoulders and faces, we picked up our flip flops and started to run the rest of the way, laughing as the rain puddles danced along our bare feet. At the lighthouse you can walk around and learn the history of the place. And as we did that, the rain decided to go away so that a rainbow could come out and play. It arched from either side of the lighthouse, confirming we were supposed to be there at that very second on that very day.

Sometimes rain adds to a moment in time. It sure did for our memories of Kauai. All of that rain is what makes that island so green and leaves on trees as big as me (seriously, visit Hanalei National Wildlife Refuge and you'll see!). It's what makes the air smell like plumeria and hibiscus, and the ocean water feel like silk. ***And doesn't a little rain make you appreciate the sunshine even more?***



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Top of the Charts

By Kyle F. Bidlack

What music is Cabbagetown listening to? Good question. Here's this month's hottest songs on the *Milltown Tavern* juke box.

- | | | | |
|----------|-------------------------------|-----------|--|
| 1 | POST MALONE
SUNFLOWER | 9 | CAR SEAT HEADREST
DRUNK DRIVERS/KILLER WHALES |
| 2 | DOJA CAT
TIA TAMERA | 10 | LIL BABY
YES INDEED |
| 3 | POST MALONE
WOW. | 11 | DEFTONES
MY OWN SUMMER |
| 4 | SHECK WES
MO BAMBA | 12 | BILLY EILISH
MY STRANGE ADDICTION |
| 5 | BILLY EILISH
BAD GUY | 13 | BLOODHOUND GANG
MOPE |
| 6 | PITBULL
AY CHICO | 14 | OUTKAST
SPOTTIEOTTIEDOPALISCIOUS |
| 7 | GOODIE MOB
BLACK ICE | 15 | SEAL
KISS FROM A ROSE |
| 8 | PIXIES
HERE COMES YOUR MAN | | |

Slim's Pickin's: Take Me to the River



**SLIM
CHANCE**

*The bigtime festivals are in full swing this month and things will get crazy with **Shaky Knees, Shaky Beats, the Atlanta Jazz Festival, etc.** On a scaled down local level with tons of talent on display, two Atlanta-centric festivals bookend the month- **Hamfest** in Avondale Estates, and **Bubbapalooza** at **The Star Bar**. Throw in the hot nu-soul of **Dara Carter** and the Piedmont blues of **Mudcat** at the Cabbagetown Concert Series on May 16,*

and it's a great time to be here. Oh, AND **Al Green**...? Say no more.

Friday May 3 Reverend Al Green @ The Fox – I no longer get in debates over who is the "best" anymore, I simply state who is my favorite. Al Green is my favorite singer. He may seem far removed from the bawdy baby making love songs of the 70's as a working minister, but the Reverend has apparently made peace with his past and is joyfully revisiting what is some of the finest soul music of all time. Love and happiness indeed.

Saturday May 4 May Ham Fest @ Little Tree Arts Studio in Avondale – Since there is no more **Drive Invasion**, the May Ham Fest is a pretty fun substitute. Live music from 11:30a until dark, cool vendors with all sorts of esoterica, food, booze, and a campy movie to jeer at after dark – **Spaceballs!** Too many highlights to describe them all – surf, country, metal, hard rock, a **Van Halen** tribute band that will blow you away, and **Dex Romweber** will be performing! And it is FREE!!!

Wednesday May 8 Judas Priest & Uriah Heep @ The Fox – You wanna rock? I said DO YOU WANNA ROCK??? I loved Uriah Heep when I was a stoner teenage outcast, and even though Judas Priest was never on my radar I get it. The fact that these codgers can still make such great noise is a feat in and of itself. You wanna rock???

Saturday May 11 ASO performing Beethoven's 5th Symphony @ Symphony Hall – There are some pieces of music that must be heard live in order to be fully appreciated. Beethoven's 5th, which just about everyone in the world is familiar with, is one of those.

No doubt in the worthy hands of the ASO the pure majesty of this opus will blossom, and you will understand why **Ludwig** is considered one of the greatest composers of all time. Bucket list item, trust me.

Tuesday May 14 Lucas Nelson @ Variety Playhouse – Willie's boy has a similar voice, but plays his own kind of music. He has toured extensively with his Dad, recorded and played with Neil Young, but don't let the rub fool you, Lucas does his own thing. There's rock, blues, country, and a lot of Texas talent in the young man.

Sunday May 19 Con Funk Shun, Bar Kays, & Brick @ Mable House Mableton – You gotta love the funk, and this trifecta takes it to a ho notha' level. With a massive slew of radio and skating rink hits to choose from by each of these amazing acts, there won't be a warm seat in the house, because everyone will be shaking it!



Friday May 3 Reverend Al Green @ The Fox

Friday to Sunday May 24-26 Bubbapalooza @ Star Bar – The late **Gregory Dean Smalley** was a Short Street resident for the last few years of his life, and one of his lasting contributions to the local music scene was the rootsy annual Bubbapalooza festival at the Star Bar, held on Memorial Day weekend. This may be the 25th or 26th one, we lost count a long time ago. Featuring local and regional performers doing country, rockabilly, bluegrass, and roots rock into the wee hours, this year sees the return of Sunday night, thanks to the new city ordinance regarding holiday weekends. It's always a blast, and a case of Boone's Farm makes the rounds on Saturday night. Ugh. I am 16 again.

Sunday May 2 David

Crosby @ Variety Playhouse – The Byrds. Crosby, Stills, and Nash. And Young. Crosby is a legend for all that he has contributed to modern music, in spite of being a well-known jerk at times. His first solo record "If I Could Only Remember My Name" is one of the greatest psychedelic rock albums of all time, capturing the zeitgeist of the Laurel Canyon hippie scene better than anything that came before or after it. He's a bit long in the tooth, but the voice is still magnificent.

Transforming: Lessons from the Past



**DANIEL R.
BOGDAN**

I was delighted to have recently read the news that efforts are underway to look past the days of the clanking, rumbling and general industrial intrusiveness that currently characterizes the area adjacent to the Cotton Mill known as the "Hulsey Yard." I applaud the visionaries who see beyond what currently exists there, and who are trying to proactively determine what could take its place in time.

This brings to my mind the quote attributed to the Spanish philosopher George Santayana, "Those who cannot remember the past are condemned to repeat it."

This thought does not come from a place of fear, but as a gentle caveat to the current residents of Cabbagetown not to try to reinvent the wheel, or expect too much from your efforts – at least not initially. My hope is that – this time around – the path may be easier, the challenges less insurmountable, and the desired outcome far more certain, if they draw upon the lessons (hopefully) learned from the last "David v. Goliath" showdown.

To be sure, the neighborhood is far more empowered and respected than it was during the transition from 1976 to 1996, and the newer residents are arguable much more savvy about how to effect change than the previous set of community activists. Still, some things remain constant and must be accounted for with eyes wide open and a willingness to try new approaches.

Unless any future plan realistically convinces all parties involved that it would contribute more economically and culturally, it will fail. It took no less than three (arguably four) specific proposals between 1979 and 1994 before any real progress was achieved. Each of those plans was exhaustive and well researched, but many failed to recognize the current realities on the ground. They were essentially years ahead of themselves, and thus failed to materialize.

Secondly, whatever plans are created should be done so with the understanding that whatever the outcome, it's probably going to be in place for decades to come, and thus must be formulated carefully. When viewed in conjunction with the *Memorial Drive Redevelopment Plan* already in place, it has the benefit of an added sense of purpose and urgency – something that did not exist "back in the day" when both Memorial Drive and the DeKalb Avenue corridors were essentially industrial wastelands. Back then, we were essentially a lone voice crying out in the wilderness. That is clearly not the case today.

Third, while it appears that a more cohesive coalition of neighborhoods and stakeholders exists today than in the past in the context of redevelopment, don't take anything for granted and don't assume that either City Hall or the railroad will welcome your efforts.

Fight the good fight, brave activists! Keep your eyes on the ultimate prize, but understand what you're up against, and take each step carefully, understanding that the final outcome is probably something everyone is going to have to live with for the rest of your lives. Good luck and Godspeed!

Full Speed Ahead!

In case you haven't heard, Cabbagetown, Inman Park, Old Fourth Ward, and Reynoldstown are working together to make the redevelopment of Hulsey Yard, to our liking.

Helping lead the way is Nicole Seekely. "We're hoping to make this a 'YIMBY' effort (yes in my backyard), instead of the oh-too-common NIMBYism you might see with other large developments," said Committee Chairwoman Nicole Seekely to *Curbed Atlanta*.

Seekely told *Curbed* the website has collected a lot of community input, and "every single survey response so far has said they want green space incorporated into the plan."

"We want to make sure to educate the neighborhoods on what good, smart density and development is, and how it can be an asset to everyone." Seekely said. Thanks for all your hard work Nicole.

SHARE YOUR THOUGHTS AT: HULSEYMASTERPLAN.COM

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CI: Meeting Minutes



MORGAN FELTS

I. Minutes for Monday, March 4th, 2019 Regular Meeting. In attendance: Paul Freeman, Katie Butler, Evan Willis, Kendall Rawls, Morgan Felts, Alexa Mosley, Andrew Byczko, Ashley McCartney and Jessica Stewart (CICDC Bookkeeper). Regrets from: Heather Bradley, Joe Farr, and Brad Cunard

II. Call to Order - the President called the meeting to order at 7:05p

III. Approval of the Agenda. Ashley made a motion to approve the agenda. The motion was properly seconded and unanimously approved.

IV. Approval of the Minutes. Alexa made a motion to approve February 2019 minutes as written. The motion was properly seconded and approved unanimously.

V. Officer's Reports

- a. President's Report – no report.
- b. Treasurer's Report – no report.

VI. Committee Reports

a. Chomp & Stomp – Kendall discussed the potential to hire a position to help oversee Chomp (largely focused on logistics). The role of the Chomp Chair(s) will be more of a liaison between the contractor and the CICDC board and neighborhood. The CICDC board will maintain fiduciary responsibility for Chomp and ensure, in cooperation with the Chomp Chairs, that the feel and core values of Chomp are adhered to.

b. Parks – Evan will contact Brightview regarding a few maintenance concerns. Andrew reported that the Paul Meyer memorial is pending City of Atlanta parks review. Kendall provided an update on the amphitheater renovation.

c. Community Garden – no report

d. Finance – no report

e. Community Center – no report

f. CNIA – voting on a new President next week. Katie announced the need for a CI liaison for the Patch Works for the community grant. Paul agreed to act as liaison.

g. Governance – governance training May 11th or May 18th from 10a-1p. Ashley to confirm with training provider.

VII. Old Business

- a. none

VIII. New Business

a. CICDC Board Recruitment – talk to neighbors about the role of CICDC, elections are in May, we have one position definitely open and up to four possibly open.

b. Board of Director roles – liaison for CNIA, Chomp & Stomp liaison, community center liaison, fundraising and community center redevelopment.

IX. Adjourn – The President adjourned the meeting at 8:35p.

The Train is Leaving the Station

By Kyle F. Bidlack

Hopefully, you're making your list and checkin' it twice. What "list" you might ask? Good question. Your list of things you'd like to see done when Hulsey Yard gets redeveloped, of course.

It always seems to help the brainstorming process when we have some examples to jumpstart our creative thinking. So with that in mind, here's some ideas that might spur your mind toward the most incredible eureka idea that anyone has never yet heard of.

Wider sidewalks

Dedicated parking for scooters and bikes

A doggie park

A walk-friendly and bike-friendly neighborhood design

Complete street design

Lots of trees

A bee and/or bird sanctuary

A community garden

A neighborhood powered by alternative energy

Belt Line integration

Public art and festival space

An APD sub-station

A public swimming pool

An epic playground for kids

Easy access to MARTA

Architecture that blends with our 'hoods

A pond, fueled by stormwater run-off

Need more inspiration? Here's another way of coming up with great ideas: Step outside of your own existence. Pretend you're an five-year-old child. Pretend you're a firefighter, a small business owner, a grandparent. Pretend you're The Pope, or The Queen of England... or get stoned and see what ideas you come up with. Imagine you could astro-project thirty years into the future... what would you want on your list? Think about your favourite vacation destinations – what made them so memorable? Might they work here? If so, write 'em down on your list! hulseymasterplan.com



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Tunes from the Tombs!

By Richard Harker, Oakland Cemetery

Athens-based band *Futurebirds* take the stage at Historic Oakland Foundation's annual *Tunes from the Tombs* music festival on Saturday, June 8 at Atlanta's historic Oakland Cemetery. In its ninth year, *Tunes from the Tombs* has grown to become one of the city's most popular festivals and a distinctive Atlanta tradition.

"This year's lineup is stellar, and *Tunes from the Tombs* promises to be a fun family day-out in the most distinct venue in Atlanta," said Richard Harker, director of programming at Historic Oakland Foundation. "With great local and regional music, an artist market, mini-tours of the cemetery, food trucks, and much more, *Tunes from the Tombs 2019* will be a fantastic way to celebrate the summer here at Oakland Cemetery."

Futurebirds' debut album was released in 2010, a year or so after the band formed in Athens, Ga. Since then, *Futurebirds* has played shows across the country ranging in size from music festivals to intimate living room sets and released two more albums, *Baby Yaga* and *Hotel Parties*. Their fourth record is set to be released soon.

Describing their sound as "a cross of country psychedelia and 90s alternative," *Futurebirds* say their music has been influenced by songs from *The Grateful Dead*, *Neil Young*, *Radiohead*, *Pavement*, and others.

Futurebirds heads up a lineup filled with southeastern and Georgia-based musicians, including *Ruby Velle & The Soulphonics*, *The Artisanals*, *The Haraway Brothers*, *She Returns From War*, *Kylie Odetta*, and others. In addition to homegrown musicians, *Tunes from the Tombs 2019* will also feature bites from Atlanta's favorite food trucks, Georgia craft beers, and a local artists' market. *Tunes from the Tombs* is the perfect family-friendly way to spend a summer day at an unbeatable price.

Advance tickets for both general admission and Rock in Peace (RIP) packages go on sale March 18th at Freshtix.com. RIP ticketholders receive access to a private VIP area next to the Mainstage, three drink tickets, and a gift pack including a commemorative tee, limited-edition poster, a koozie, free parking, and free shuttle transport within the Cemetery.

Advance general admission tickets are \$20 for adults and \$15 for seniors and kids 4-17. Children three and under are free. Rest in Peace (RIP) VIP packages are \$75. Tickets at the gate are \$25 for adults and \$20 for seniors and kids 4-17. Children three and under are free.

Tunes from the Tombs runs from 12:30p to 8 p, and gates open at noon. This is a rain-or-shine event, and lineup is subject to change. No outside food, drink or coolers permitted. Attendees are allowed to bring blankets and low beach chairs only. For event updates, visit oaklandcemetery.com.

All proceeds from *Tunes from the Tombs* benefit Historic Oakland Foundation's preservation efforts for Oakland Cemetery.

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97 Estoria Goes to the Dogs!

By Kyle F. Bidlack

But not in the way you think. Eater Atlanta recently published their list of the ultimate dog-friendly patios in Atlanta. Yup, you guessed it... **97 Estoria** made the list. "*Cabbagetown's eclectic 97 Estoria provides plenty of tabletop umbrellas and massive bowls of water for sunny patio meals spent with four-legged friends.*" says Eater Atlanta.

Other noted near-by watering spots that made the list were *Neighbor's Pub*, *The Local*, *The Poncy Highland*, *Hampton & Hudson*, *Ladybird Grove & Mess Hall*, *Nina & Rafi*, and *Noni's*.

Take note that perhaps none of the bars that made the list offer the kind of old-growth trees that 97 Estoria offers. And while you might *REALLY* dig the shade, Fido might enjoy those trees in ways you can't (or shouldn't).

Dive Bar?

The definition of "dive bar" is debatable. This writer doesn't consider 97 Estoria a dive bar, but *Eater Atlanta* once again sang the praises of 97 Estoria by including the Cabbagetown watering hole in it's list of "Top 14 Atlanta Dive Bars Worth Escaping to Tonight." *See y'all at 97 Estoria!*

Reunited: And It Feels So Good!

By Chelsea Arkin & John Dirga

We are happy to celebrate the 2019 Cabbagetown Reunion on Saturday, June 1st, 11a to 5p on Carroll Street, between Pickett Street & Shelton Avenue, with a gathering of neighbors in front of the Little Food Store (198 Carroll Street).

Cabbagetown Reunion is a time for residents past and present to get together, share memories, make new friends, and enjoy an afternoon with each other on Carroll Street. Since the 1980's, residents have traditionally met in front of **Little's Grocery** (founded in 1929) to honor the history of the neighborhood and look forward to the future!

The 2019 Reunion will feature Cornhole and music by local bands! The event is being organized by the Cabbagetown Neighborhood Improvement Association, and is open to all.

The following street closures will take place from 11a to 5p:

**Carroll Street & Shelton Avenue
Carroll Street & Pickett Street
Carroll Street & Gaskill Street**

Reinhardt, Gaskill, and the north end of Carroll Street will remain OPEN to traffic and parking.

Thank you for your support.

Other Things You Don't Wanna Miss Your Calendar of Important Dates

Friday, May 3rd, 10a:

Jane's Walk - Free Walking Tour with The Patch Works
janeswalkatlanta.com

Sunday, May 5th, 3:30p:

2019 Cabbagetown Reunion Volunteer Meeting - open to Cabbagetown residents only, The Patch Works

Monday, May 6th, 7p:

Cabbagetown Initiative meeting, Location TBD

Saturday, May 11th, 3p:

The Patch Works Unplugged with John McCleskey and John McNicholas

Tuesday, May 14th, 7p:

CNIA meeting, Mouth of the South Thursday, May 16th, 6:30p:

Tuesday, May 14th, 7p: Transportation committee meeting, located at 97 Estoria



Cabbagetown Reunion: Saturday, June 1st on Carroll Street

Thursday, May 16th, 7p:

Cabbagetown Concert Series featuring Mudcat and Dara Carter, Joyce Brookshire Amphitheater

Saturday, May 18th, 11a:

The Patch Works Presents: 2nd Cabbagetown Olympics, Cabbagetown Park

Monday, May 20th, 7p:

Historic Preservation Committee meeting, location TBD

Tuesday, May 21st, 12p:

Lunch & Learn – the Patch Works will be discussing the dynamic history of Cabbagetown, Dekalb History Center

Thursday, May 23rd, 7p:

NPU-N meeting, Little Five Points Community Center, located at 1083 Austin Avenue

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Cabbagetown Acts on Climate

By Kyle F. Bidlack

Last month we wrote letters to our regional leadership. And this month, we met with U.S. Senator Johnny Isakson's staff. On April 23rd, Brandon Sutton led a delegation including John Dirga, Jake Elsas, Barbara Keeney Harper, and Kyle F. Bidlack to convey our hopes that the senator would work together with his colleagues to advance the only way forward: Policy that improves our climate.

Regional Director Drew Ferguson hosted a round table discussion on all things climate. One of our goals was to start a conversation which might encourage Senator Isakson to join Senator Chris Coons in introducing landmark bipartisan legislation to put money in the pockets of working families by pricing carbon pollution. The Energy Innovation and Carbon Dividend Act will help create 2.1 million net new jobs and reduce U.S. carbon emissions by 33% within a decade.



The Real Estate Report

This information is provided by Chrissie Kallio using the First Multiple Listing records and data from Housing and Urban Development postings. The information is not guaranteed or warranted. Any questions regarding real estate in the

Cabbagetown area can be directed to the following resident agents: Chrissie Kallio at 404.295.2068 • Lynne Splinter at 404.582.0006 • Debbie Weeks at 404.272.1906. **We wish you happy house hunting!**



HOUSES

For Sale	Price
152 Pearl St. 4 BD/4 BA	\$735,000
263 Pearl St. 4 BD/3.5 BA	\$689,000
116 Estoria St. 3 BD/1 BA	\$429,900
730 Gaskill St. 2 BD/2 BA	\$350,000

MULTI-FAMILY

Sold	Price
None this month.	

HOUSES

Pending	Price
201 Carroll St. 5 BD/2 BA	\$600,000
685 Wylie St. 3 BD/2 BA	\$525,000
258 Estoria St. 2 BD/2 BA	\$449,900
184 Savannah St. 3 BD/2 BA	\$439,900
608 Gaskill St. 3 BD/1 BA	\$375,000
158 Berean St. 2 BD/1 BA	\$270,000
620 Memorial Dr. 2 BD/1 BA	\$239,000

CONDOS & LOFTS

For Sale	Price
The Stacks Loft E421 2 BD/2 BA	170 Blvd \$499,000
Loft D202 1 BD/1 BA	\$389,900
Loft H226 1 BD/1 BA	\$323,000

LOTS

For Sale	Price
726 Gaskill St. .07 Acres	\$215,000

PENDING

CONDOS & LOFTS

Pending The Stacks Loft E223 2 BD/2 BA	170 Blvd \$414,000
Loft H518 2 BD/2 BA	\$399,900
Loft H304 1 BD/1 BA	\$325,000
Loft H417 1 BD/1 BA	\$319,900
Milltown Lofts Loft 1011 2 BD/1 BA	\$250,000
Conditional The Stacks Loft H116 1 BD/1 BA	170 Blvd \$394,900
Loft H206 1 BD/1 BA	\$334,900
Loft E402 1 BD/1 BA	\$312,500
Loft H105 1 BD/1 BA	\$299,000



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